

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Richmond Division**

In re:

Sara Davis Harman

Case No. 12-35634-KRH

Debtor.

Chapter 13

AS Pontos LLC,

Movant,

v.

Sara Davis Harman

and

Robert E. Hyman, Trustee,

Respondents.

**ORDER GRANTING RELIEF FROM STAY**

Upon consideration of the motion of AS Pontos LLC to modify the automatic stay; it is  
ORDERED that the automatic stay imposed by 11 U.S.C. §362 is modified to permit the  
movant and its successors and assigns to enforce the lien of its deed of trust as it pertains to the  
real property located at 3216 Mountain Road, Glen Allen, Virginia 23060, and is more  
particularly described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, TOGETHER  
WITH ALL IMPROVEMENTS THEREON AND APPURTENANCES  
THEREUNTO BELONGING, SITUATE, LYING AND BEING IN

Sara A. John, VSB #48425  
M. Richard Epps, P.C.  
605 Lynnhaven Parkway  
Virginia Beach, VA 23452  
757-498-9600  
Counsel for Movant

BROOKLAND DISTRICT, HENRICO COUNTY, Virginia, KNOWN AND DESIGNATED AS LOT 3, BLOCK A, SECTION I, SHEPPARDS WAY, ALL AS MORE PARTICULARLY SHOWN ON THAT CERTAIN PLAT DATED MAY 22, 1995, PREPARED BY E. D. LEWIS & ASSOCIATES, P.C., ENTITLED "SHEPPARDS WAY, SECTION I, BROOKLAND DISTRICT, HENRICO COUNTY, Virginia", RECORDED JANUARY 11, 1996, IN THE CLERK'S OFFICE, CIRCUIT COURT, HENRICO COUNTY, Virginia, IN PLAT BOOK 103, PAGES 1 AND 2, F.EFERENCE TO WHICH IS MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LAND.  
COMMONLY KNOWN AS; 3216 MOUNTAIN RD, GLEN ALLEN, VA 23060  
PARCEL#: 768-769-0502  
BEING THE SAME PROPERTY CONVEYED TO SARA DAVIS HARMAN, BY DEED DATE) NOVEMBER 26, 2003, FROM JOHN P. HOANG AND VANESSA M. HOANG, HUSBAND AND WIFE, OF RECORD IN BOOK 3584 PAGE 2620, OFFICE OF THE HENRICO COUNTY COURT CLERK.

Which relief shall extend to the purchaser at the foreclosure sale to allow the purchaser to take such action under state law, as may be necessary, to obtain possession of the property.

May 1 2014

DONE at Richmond, Virginia, this \_\_\_\_ day of April, 2014.

/s/ Kevin R. Huennekens

\_\_\_\_\_  
United States Bankruptcy Judge

I ask for this:

/s/ Sara A. John p.q.  
Sara A. John, VSB #48425  
M. Richard Epps, P.C.  
605 Lynnhaven Parkway  
Virginia Beach, VA 23452  
Counsel for Movant

Entered on Docket: May 1 2014

Seen:

/s/ Robert E. Hyman  
Robert E. Hyman, Trustee  
P.O. Box 1780  
Richmond, VA 23218

CERTIFICATE

The undersigned certifies that the foregoing Order Granting Relief from Stay is identical to the form order required by Administrative Order 10-2 and that no modifications, additions, or deletions have been made.

/s/ Sara A. John  
Sara A. John\_\_\_\_\_  
M. Richard Epps, P.C.  
Counsel for Movant

Certificate of Endorsement

The foregoing Order was endorsed by all necessary parties pursuant to Local Rule 9022-1(C).

/s/ Sara A. John  
Sara A. John\_\_\_\_\_  
M. Richard Epps, P.C.

**PARTIES TO RECEIVE COPIES**

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Richmond, VA 23226

Robert E. Hyman, Trustee  
P.O. Box 1780  
Richmond, VA 23218

Sara Davis Harman  
3216 Mountain Road  
Glen Allen, VA 23060